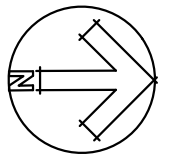




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Eric@LyonLA.com



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0 10' 20' 40' 80'
Scale: 1" = 20'-0"

LEGEND

- SIGNIFICANT CONIFER TREE
- SIGNIFICANT DECIDUOUS TREE
- TREE TO REMAIN
- TREE TO BE REMOVED
- SIZE OF TREE AT DBH
VIABLE TREE
NON-VIABLE TREE
NON-SIGNIFICANT TREE
- LIMIT OF WORK
- TREE PROTECTION FENCING
- DRIP LINE. TREE PROTECTION MEASURES TO BE MAINTAINED 5' BEYOND DRIPLINE OF TREES TO BE RETAINED WHERE APPLICABLE
- LIMIT OF DISTURBANCE

NOTES

- REDMOND ZONING CODE 21.72.080 REQUIRES:
1:1 REPLACEMENT FOR SIGNIFICANT TREE (6"-30" DIA.),
3:1 REPLACEMENT FOR LANDMARK TREES (>30" DIA.)
 - 84 replacement trees added for significant trees
 - 0 replacement trees added for landmark trees
- MINIMUM SIZES FOR REPLACEMENT TREES SHALL BE:
6' HEIGHT FOR EVERGREEN TREES,
2 1/2" CALIPER FOR DECIDUOUS TREES
- THE ADMINISTRATION MAY CONSIDER SMALLER SIZED REPLACEMENT TREES IF THE APPLICANT CAN DEMONSTRATE THAT SMALLER TREES ARE MORE SUITED TO THE SPECIES, SITE CONDITIONS AND PURPOSE, AND THAT SUCH TREES WILL BE PLANTED IN SUFFICIENT QUANTITIES TO MEET THE INTENT.
- 83 SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED AND REPLACED WITH A MIX OF CONIFER AND DECIDUOUS TREES ON SITE AS PART OF THE BUILDING'S LANDSCAPE IMPROVEMENTS.
- TREE PROTECTION MEASURES TO BE MAINTAINED 5' BEYOND DRIPLINE OF TREES TO BE RETAINED.
- REFER TO SHEET TP2 FOR THE TREE SUMMARY TABLE
- TREE PRESERVATION SUMMARY TABLE ACCOUNTS FOR TREES ON ENTIRE SITE.
- REFER TO LANDSCAPE PLANTING PLAN FOR REPLACEMENT TREES & PLANT SCHEDULE

Arborist Report Prepared by:
American Forest Management
11415 NE 128th St, Suite 110
Kirkland, WA 98034
425-820-3420
Inspector: Kelly Wilkinson
September 15, 2016
Updated: April 5, 2018

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, 2017 EDITION.

APPROVED FOR CONSTRUCTION

PLAN CHECK ENGR:

FOR: DIRECTOR OF PUBLIC WORKS

STORM:

CITY OF REDMOND

UTILITY:

FIRE:

DATE:

TRANS/ENGR:

PLANNING:

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EMERALD HEIGHTS
ASSISTED LIVING &
INDEPENDENT LIVING BUILDINGS
10901 176TH CIRCLE NE
REDMOND, WA 98052



Project Number LLA0049.16

CUP SUBMITTAL

ISSUED: OCTOBER 5, 2018

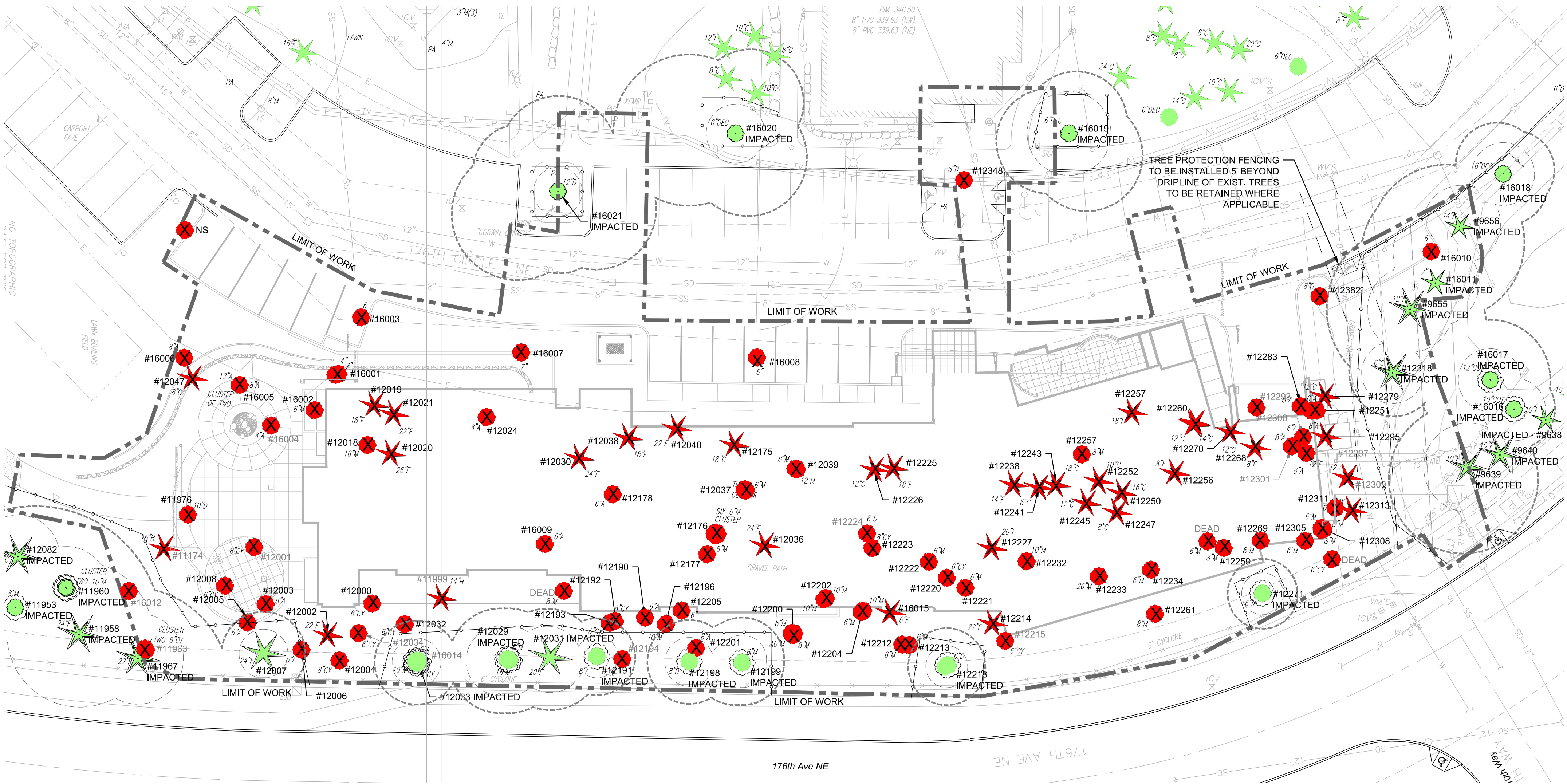
REVISION SCHEDULE

Tree Preservation Plan
Tree Summary Table

SHEET:

AL.TP1

Wed, 03 Oct 2018 - 10:01am



Assisted Living Building Area

NOTES:

FENCING/ROOT PROTECTION
1. PROVIDE CHAIN LINK FENCING AND MAINTAIN 3' OUTSIDE OF TREE DRIPLINE.

TRENCHING AND EXCAVATION
ZONE A - CRITICAL ROOT ZONE

1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAN 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY.

3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE B - DRIPLINE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.

2. SURFACE PROTECTION MEASURES REQUIRING TRENCHING ALLOWED AS FOLLOWS:

A. EXCAVATION BY HAND OR WITH HAND OPERATED TRENCHER MAY BE REQUIRED.

B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.

3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE C - FEEDER ROOT ZONE

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.

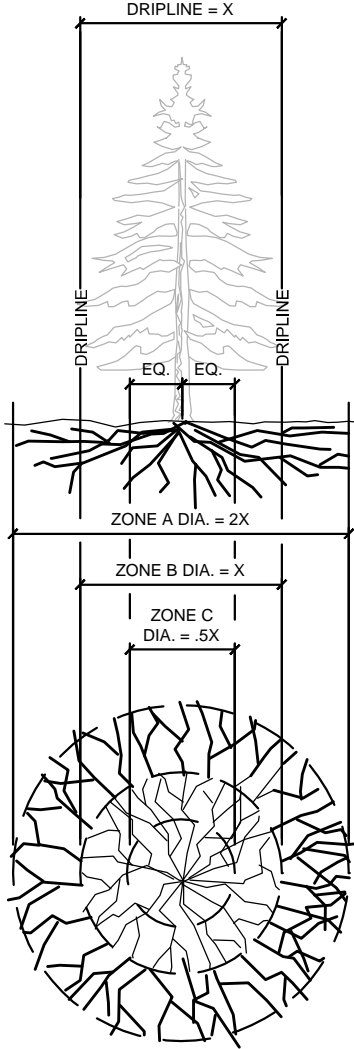
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:

A. MINIMIZE TRENCH WIDTH.

B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

SURFACE PROTECTION MEASURES
1. 6-8" DEPTH OF WOOD CHIP MULCH.

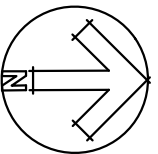
2. 3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.



1 TREE PROTECTION DETAIL
SCALE: NTS



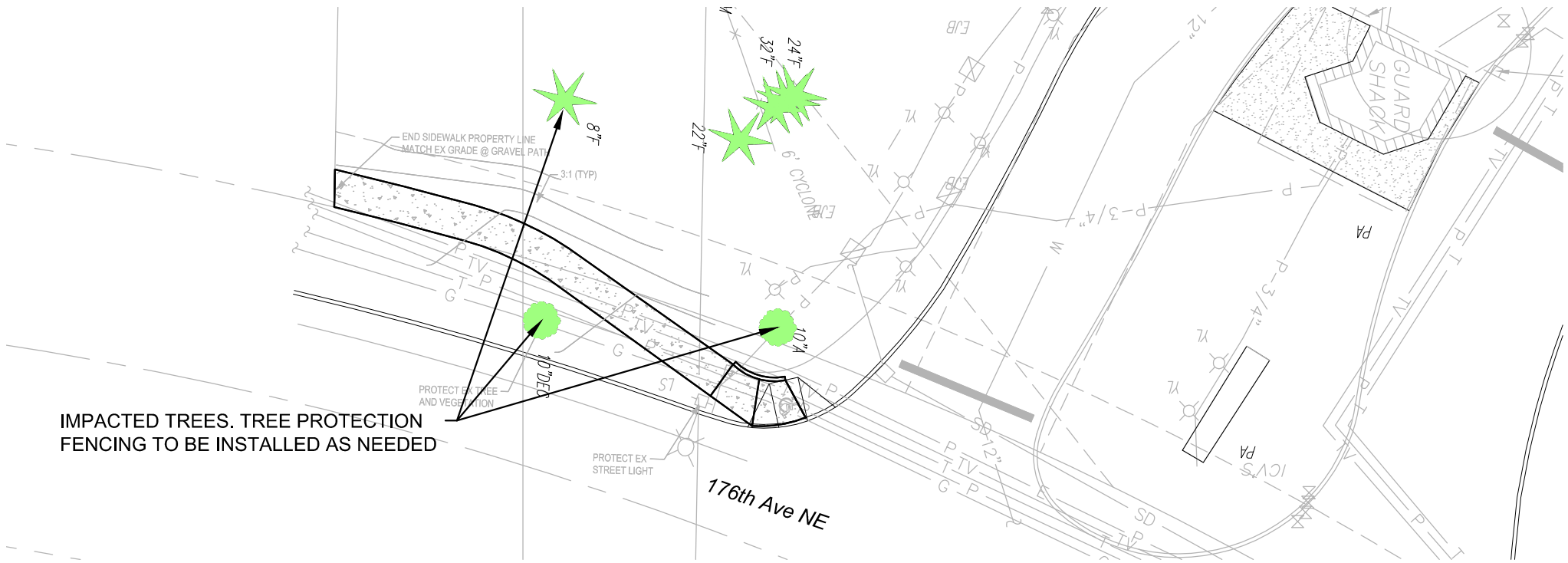
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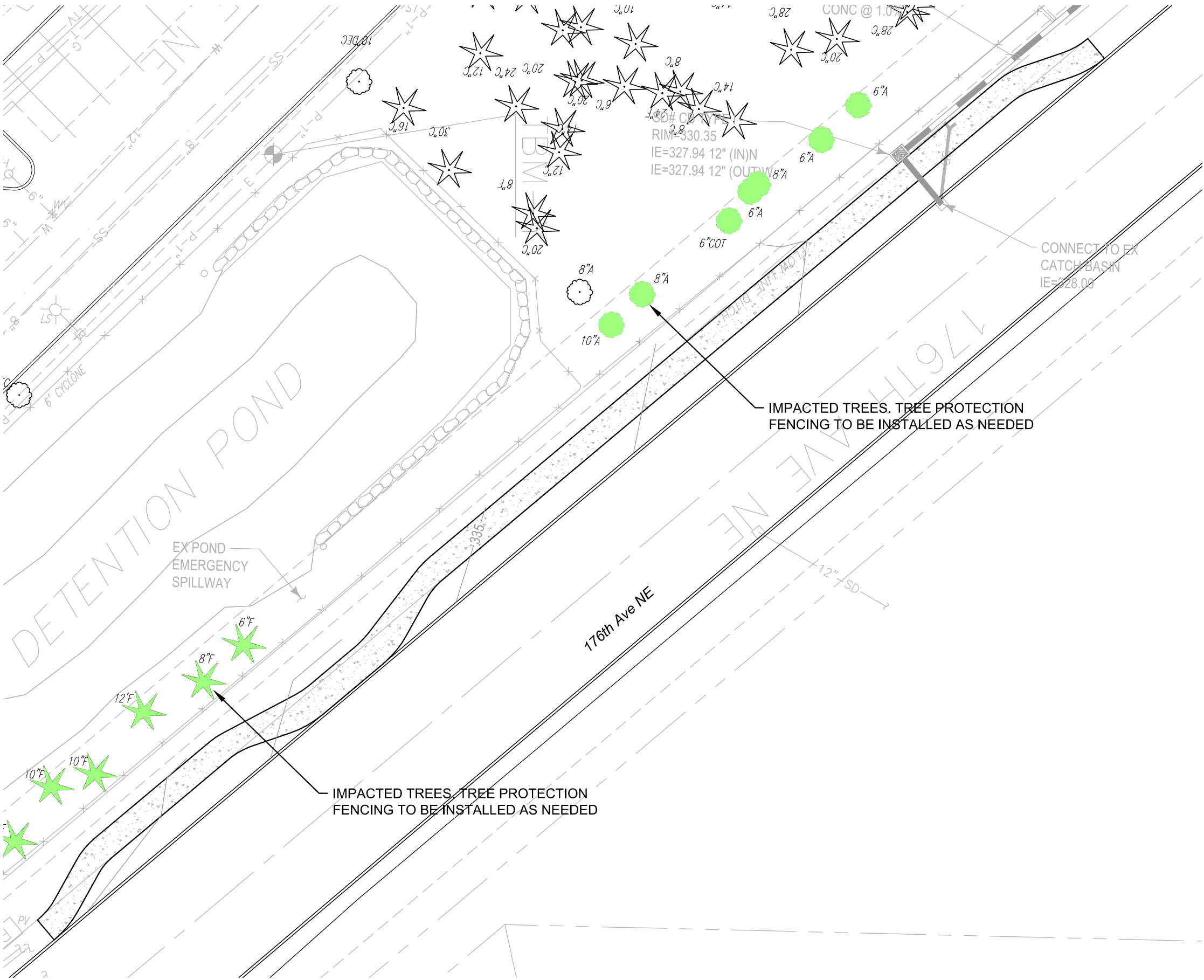
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LEGEND

- SIGNIFICANT CONIFER TREE
- SIGNIFICANT DECIDUOUS TREE
- TREE TO REMAIN
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- LIMIT OF DISTURBANCE



Street Frontage Sidewalk Improvement Area - South of Entrance



Street Frontage Sidewalk Improvement Area - North of Proposed Building

Arborist Report Prepared by:
American Forest Management
11415 NE 128th St, Suite 110
Kirkland, WA 98034
425-820-3420
Inspector: Kelly Wilkinson
September 15, 2016
Updated: April 5, 2018

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, 2017 EDITION

APPROVED FOR CONSTRUCTION	PLAN CHECK ENGR: _____
FOR: DIRECTOR OF PUBLIC WORKS	STORM: _____
CITY OF REDMOND	UTILITY: _____
DATE: _____	FIRE: _____
	TRANS/ENGR: _____
	PLANNING: _____

THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AUTHORIZING CONSTRUCTION NOT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT IT IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION STANDARDS. THE OWNER IS REQUIRED TO PROVIDE DESIGNS AND PLANS IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ASSURES THAT CONSTRUCTION IS ACCOMPLISHED IN ACCORDANCE WITH THOSE STANDARDS. THE OWNER AND/OR DESIGN ENGINEER AND/OR DEVELOPER MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLAN.

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EMERALD HEIGHTS
ASSISTED LIVING &
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10901 176TH CIRCLE NE
REDMOND, WA 98052



Project Number LLA0049.16

CUP SUBMITTAL

ISSUED: OCTOBER 5, 2018

REVISION SCHEDULE	

Tree Preservation Plan
Frontage Improvements

SHEET:

AL.TP2

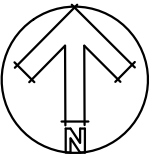
Tree Summary Table - Assisted Living Building, Emerald Heights

Tree Summary Table										American Forest Management, Inc			
For: Emerald Heights - AL Redmond, WA										Date: 9/15/2016, Udpated 4-5-18 Inspector Wilkinson			
Tree/ Tag #	Species	Native/ Planted/ Volunteer	DBH (inches)	Height (feet)	Drip-Line/Limits of Disturbance (feet)				Condition	Viability	Comments	Proposal	
					N	S	E	W					
9638	black cottonwood	native	17	99		10 / 10		15 / 10	fair	viable		retain	
9639	Douglas-fir	native	13	60		13 / 6	14 / 6	10 / 6	good	viable		retain	
9640	Douglas-fir	native	13	66		10 / 6			good	viable		retain	
9641	Douglas-fir	native	14	59					good	viable		retain	
9655	Douglas-fir	native	14	61	11 / 8	12 / 8		15 / 8	good	viable		retain	
9656	Douglas-fir	native	19	66	17 / 10	12 / 10		13 / 5	good	viable		retain	
11174	western hemlock	native	17	47					poor	non-viable	lower trunk decay	remove	
11953	big leaf maple	native	9	61	6 / 5		12 / 5	3 / 5	fair	viable		retain	
11958	Douglas-fir	native	26	105	10 / 12		12 / 12	8 / 12	good	viable	some trunk bleeding	retain	
11960	big leaf maple	native	12	65	12 / 6		5 / 6	18 / 6	fair	viable	co-dominant stems fork at 4', excessive, included bark	retain	
11963	bitter cherry	native	8, 7	58	6		11	12	poor	non-viable	dieback	remove	
11967	Douglas-fir	native	23	95	12 / 10		11 / 10	9 / 10	good	viable		retain	
11976	cascara	native	11	48	19	13	4	7	good	viable		remove	
11999	western hemlock	native	14	53					poor	non-viable	very few live branches, near dead	remove	
12000	bitter cherry	native	7	42					fair	viable	dieback	remove	
12001	bitter cherry	native	6	50					poor	non-viable	some dieback, adjacent to trail	remove	
12002	Douglas-fir	native	23	90	14	13		8	good	viable		remove	
12003	red alder	native	9	64					fair	viable	leans West	remove	
12004	red alder	native	8	68					fair	viable		remove	
12005	big leaf maple	native	6	56					fair	viable		remove	
12006	red alder	native	5	38					fair	viable		remove	
12007	Douglas-fir	native	24	83	10			12	good	viable	large epicormic branches	remove	retain
12008	bitter cherry	native	6	53					fair	viable		remove	
12018	big leaf maple	native	16	79					good	viable		remove	
12019	Douglas-fir	native	20	95					excellent	viable		remove	
12020	Douglas-fir	native	28	124					excellent	viable		remove	
12021	Douglas-fir	native	22	108					excellent	viable		remove	
12024	red alder	native	8		16	11	4	13	fair	viable	Some limb dieback, trunk is sound	remove	
12029	big leaf maple	native	7, 10, 17	83	10	12		19	good	viable		remove	retain
12030	Douglas-fir	native	23	95	21	10	18	14	fair	viable	Trunk bleeding on south side	remove	
12031	Douglas-fir	native	21	90	10	11		9	good	viable		remove	retain
12032	bitter cherry	native	7	57					fair	viable		remove	
12033	big leaf maple	native	7, 11	67					good	viable		remove	retain
12034	bitter cherry	native	7	35					poor	non-viable	dieback	remove	
12036	Douglas-fir	native	24	85	10	17	14	12	good	viable	Forked top, u shaped attachment	remove	
12037	big leaf maple	native	5, 6, 6, 2	55	13	7	7	4	fair	viable		remove	
12038	Douglas-fir	native	20	91	12	10	16	15	good	viable	Lean west, some soil plate lifting,	remove	
12039	big leaf maple	native	14, 9	58	13	3	6	16	fair	viable	some included bark	remove	
12040	Douglas-fir	native	23	87	10	8	12	7	good	viable		remove	
12047	western red cedar	native	7, 4, 4	34	9	13	12	12	good	viable		remove	
12087	western red cedar	native	19	49	10 / 10		11 / 10	10 / 10	fair	viable	forked trunk	retain	
12175	Port Orford cedar	native	19	68	11	12	10	9	good	viable		remove	
12176	big leaf maple	native	6, 6, 7	89	12	9	11	8	fair	viable		remove	
12177	big leaf maple	native	7	65	4	14	11	3	fair	viable	Adjacent to trail, self corrected lean	remove	
12178	cascara	native	6, 3, 2, 2	32	8	6	9	5	fair	viable	self corrected lean	remove	
12190	big leaf maple	native	7	52	6	5		20	fair	viable		remove	
12191	red alder	native	7	56					fair	viable		remove	retain
12192	bitter cherry	native	7	50					fair	viable		remove	
12193	bitter cherry	native	6	50					fair	viable		remove	
12194	big leaf maple	native	6	45					poor	non-viable	abnormally small leaves	remove	
12196	big leaf maple	native	10, 4	55					fair	viable		remove	

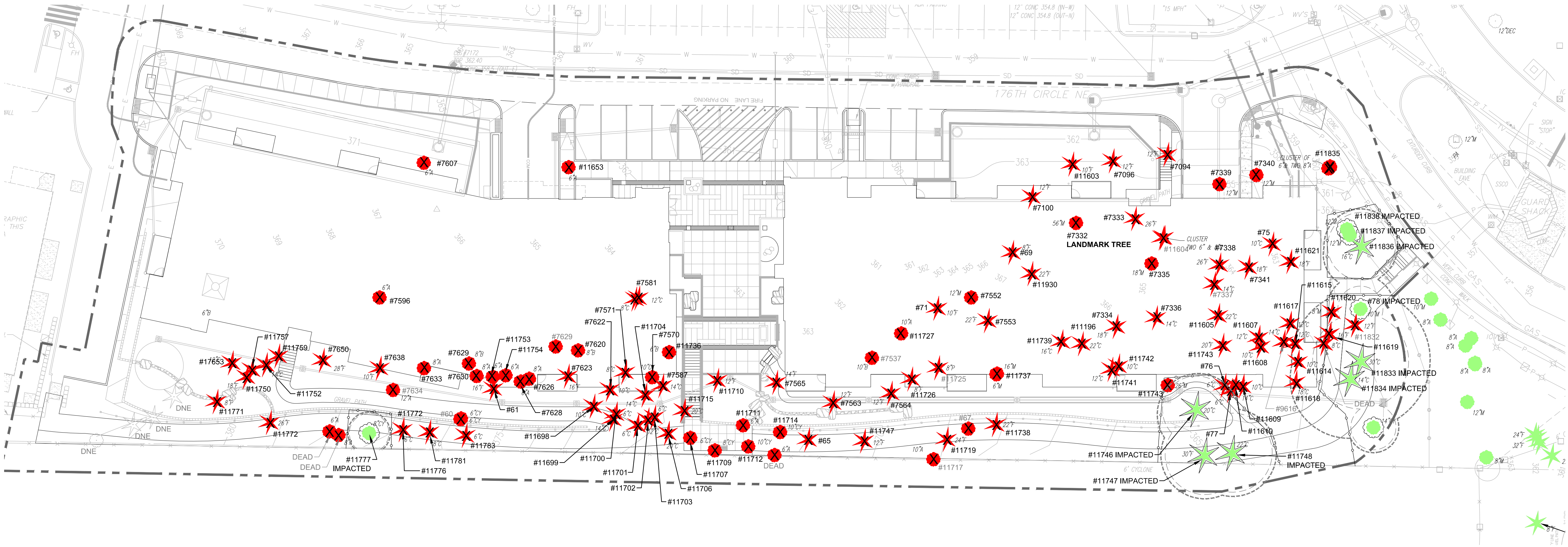
Tree/ Tag #	Species	Native/ Planted/ Volunteer	DBH (inches)	Height (feet)	Drip-Line/Limits of Disturbance (feet)				Condition	Viability	Comments	Proposal		
					N	S	E	W						
12198	big leaf maple	native	8, 6	52						fair	viable	forks at base, small leaves	remove	retain
12199	big leaf maple	native	6	50						fair	viable		remove	retain
12200	big leaf maple	native	3, 9, 10, 6	55						fair	viable	lower trunk decay	remove	
12201	big leaf maple	native	6	50						fair	viable	abnormally small leaves	remove	
12202	big leaf maple	native	9, 9	70						fair	viable		remove	
12204	big leaf maple	native	12, 7, 7	65						fair	viable	lower trunk decay	remove	
12205	big leaf maple	native	6	51						fair	viable		remove	
12212	big leaf maple	native	3, 2	65						fair	viable	poor taper	remove	
12213	big leaf maple	native	7	68						fair	viable	poor taper	remove	
12214	Douglas-fir	native	22	85	10	8		6	good	viable	self-corrected lean E, dead top (5')	remove		
12215	bitter cherry	native	6	50					poor	non-viable	poor taper, suppressed by #12214	remove		
12218	big leaf maple	native	7, 4, 4	51						poor	non-viable		remove	retain
12220	bitter cherry	native	8	58	4	5	7	5	fair	viable		remove		
12221	big leaf maple	native	6	56	5	5	8	4	fair	viable		remove		
12222	big leaf maple	native	7	60	3	8	4	11	fair	viable	Abnormally small leaves	remove		
12223	bitter cherry	native	8	62	4	6	3	6	fair	viable	Some dieback	remove		
12224	unknown deciduous		6							non-viable	Dead	remove		
12225	Douglas-fir	native	20	83	14	10	15	6	good	viable	Crook in lower trunk	remove		
12226	western red cedar	native	14	50	13	11	9	12	good	viable		remove		
12227	Douglas-fir	native	24	91	6	15	8	12	good	viable		remove		
12232	big leaf maple	native	10	54	12	9	9	11	good	viable		remove		
12233	big leaf maple	native	26	98	14	16		16	good	viable		remove		
12234	big leaf maple	native	8, 4	68					fair	viable		remove		
12238	Douglas-fir	native	15	68	11	13	7	10	fair	viable	Poor form, s shaped trunk	remove		
12241	western red cedar	native	7	36	4	12	6	13	fair	viable	Wound on N side of trunk	remove		
12243	western red cedar	native	19	49	6	11	13	12	fair	viable	Minor decay	remove		
12245	western red cedar	native	12	46	6	9	12	8	fair	viable	Some dieback	remove		
12247	western red cedar	native	11	44	13	9	12	5	fair	viable		remove		
12250	western red cedar	native	16	49	16	7	16	6	fair	viable	Poor form	remove		
12252	western red cedar	native	11	42	9	10	3	14	fair	viable		remove		
12254	big leaf maple	native	9	51	13	10	6	13	good	viable	Trunk forks 7' from ground	remove		
12256	Douglas-fir	native	7	51	7	6	5	6	good	viable		remove		
12257	Douglas-fir	native	19	72	15	12	16	12	good	viable	Crook in trunk	remove		
12259	big leaf maple	native	8	57					fair	viable		remove		
12260	western red cedar	native	15, 14	48	8	11	13	12	good	viable	Forks at base	remove		
12261	big leaf maple	native	9	65					fair	viable		remove		
12268	Douglas-fir	native	8	55	4	8	7	7	good	viable		remove		
12269	big leaf maple	native	7	55					fair	viable		remove		
12270	western red cedar	native	11	47	13	8	12	15	good	viable		remove		
12271	big leaf maple	native	7	56					fair	viable		remove	retain	
12279	western red cedar	native	15	45	10	12	10	8	good	viable		remove		
12281	red alder	native	7	53	16	8	5	9	fair	viable	ok form	remove		
12283	red alder	native	6	55	5	9	6	4	fair	viable	ok form	remove		
12293	red alder	native	9	53	6	4	3	8	poor	non-viable	dieback, leans SW	remove		
12295	Douglas-fir	native	12	64	12	5	6	7	fair	viable	leans NE, towards trail	remove		
12297	red alder	native	8								dead	remove		
12300	red alder	native	6						poor	non-viable	some dieback	remove		
12301	red alder	native	8								dead	remove		
12305	big leaf maple	native	6, 5	51	5	4		11	fair	viable		remove		
12308	big leaf maple	native	8, 6, 6, 8	45		5	12		fair	viable	dead stems	remove		
12309	western red cedar	native	13	43					poor	non-viable	top 80% is dead, possibly drought	remove		
12311	big leaf maple	native	7	38					fair	viable	leans NW, forks 6' from the ground, leans	remove		
12313	western red cedar	native	7	30	11	10		6	fair	viable	top 10% is dead	remove		
12318	western red cedar	native	8	34	9 / 5	7 / 5		8 / 5	good	viable		retain		
12348	velvet ash	planted	8	39	9	16	13	8	good	viable		remove		
12382	velvet ash	native	9	41	14	11	3	12	good	viable		remove		
16001	big leaf maple	native	7	51	10	7	3	15	good	viable	Slight lean W	remove		
16002	big leaf maple	native	4, 8	54	5	8	7	14	good	viable	failure, good decay compartmentalization	remove		
16003	velvet ash	planted	6	34	8	4	6	6	good	viable		remove		
16004	red alder	native	9	61					poor	non-viable	decay, overmature	remove		
16005	red alder	native	12, 8	64	10	11	7	17	fair	viable	Forks at base	remove		
16006	big leaf maple	native	11	52	8	8	10	12	good	viable	Good form	remove		
16007	velvet ash	planted	7	38	12	9	6	7	good	viable		remove		
16008	velvet ash	planted	6	34	9	6	7	7	good	viable		remove		
16009	cascara	native	5, 6	34	7	11	3	8	fair	viable	Forks 2' from ground	remove		
16010	velvet ash	planted	6	38	7 / 4	10 / 4		14 / 4	good	viable		retain		
16011	western red cedar	native	7	33	11 / 5	10 / 5		12 / 5	good	viable		retain		
16012	velvet ash	planted	6	52					poor	non-viable	dieback	remove		
16013	big leaf maple	native	6	50					fair	viable		remove		
16014	bitter cherry	native	7	50					fair	viable		remove		
16015	Douglas-fir	native	6	33					fair	viable		remove		
16016	Douglas-fir	native	8	58		10 / 4	7 / 4	11 / 4	good	viable		retain		
16017	black cottonwood	native	18	98		18 / 10	10 / 10		good	viable		retain		
16018	velvet ash	planted	7	29		5 / 3		6 / 3	good	viable		retain		
16019	velvet ash	planted	9	48	12 / 6	14 / 6	9 / 4	13 / 6	good	viable		retain		
16020	velvet ash	native	10	48	20 / 5	19 / 5	15 / 5		good	viable		retain		
16021	Indian bean tree	planted	12	41	15 / 5	13 / 5	12 / 5	15 / 5	good	viable		retain		



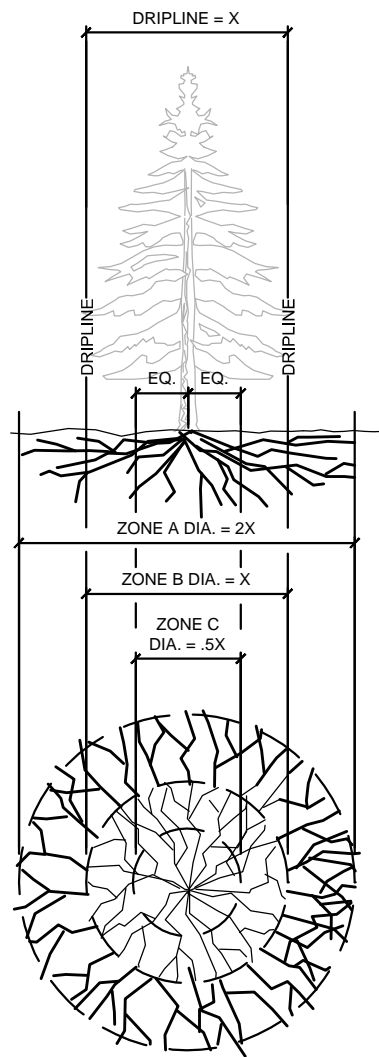
Lyon Landscape Architects
11237 NE 95th St
Kirkland, WA 98033
253-209-4053
Eric@LyonLA.com



0 10' 20' 40' 80'
Scale: 1" = 20'-0"



Courtyard - Independent Living Building



NOTES:

FENCING/ROOT PROTECTION
1. PROVIDE CHAIN LINK FENCING AND MAINTAIN 3' OUTSIDE OF TREE DRIPLINE.

TRENCHING AND EXCAVATION
ZONE A - CRITICAL ROOT ZONE
1. NO DISTURBANCE ALLOWED WITHOUT SITE INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
2. SEVERANCE OF ROOTS LARGER THAN 2" IN DIAMETER REQUIRES APPROVAL FROM COUNTY.
3. TUNNELING IS REQUIRED TO INSTALL LINE 3' OR DEEPER BELOW GRADE.

ZONE B - DRIPLINE
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. SURFACE PROTECTION MEASURES REQUIRING TRENCHING ALLOWED AS FOLLOWS:
A. EXCAVATION BY HAND OR WITH HAND OPERATED TRENCHER MAY BE REQUIRED.
B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.

ZONE C - FEEDER ROOT ZONE
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS IS NOT PERMITTED.
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
A. MINIMIZE TRENCH WIDTH.
B. LIMIT TRENCHING WIDTH. DO NOT DISTURB ZONE A. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION.

SURFACE PROTECTION MEASURES
1. 6-8" DEPTH OF WOOD CHIP MULCH.
2. 3/4" THICK PLYWOOD SHEETS OR STEEL PLATES.

LEGEND

- SIGNIFICANT CONIFER TREE
- SIGNIFICANT / LANDMARK DECIDUOUS TREE
- TREE TO REMAIN
- TREE TO BE REMOVED
- SIZE OF TREE AT DBH
- VIABLE TREE
- NON-VIABLE TREE
- NON-SIGNIFICANT TREE
- LIMIT OF WORK
- TREE PROTECTION FENCING
- DRIP LINE. TREE PROTECTION MEASURES TO BE MAINTAINED 5' BEYOND DRIPLINE OF TREES TO BE RETAINED WHERE APPLICABLE
- LIMIT OF DISTURBANCE

NOTES

- REDMOND ZONING CODE 21.72.080 REQUIRES:
1:1 REPLACEMENT FOR SIGNIFICANT TREE (6"-30" DIA.),
3:1 REPLACEMENT FOR LANDMARK TREES (>30" DIA.)
- 64 replacement trees added for significant trees
- 3 replacement trees added for landmark trees
- MINIMUM SIZES FOR REPLACEMENT TREES SHALL BE:
6' HEIGHT FOR EVERGREEN TREES,
2 1/2" CALIPER FOR DECIDUOUS TREES
- THE ADMINISTRATION MAY CONSIDER SMALLER SIZED REPLACEMENT TREES IF THE APPLICANT CAN DEMONSTRATE THAT SMALLER TREES ARE MORE SUITED TO THE SPECIES, SITE CONDITIONS AND PURPOSE, AND THAT SUCH TREES WILL BE PLANTED IN SUFFICIENT QUANTITIES TO MEET THE INTENT.
- 95 SIGNIFICANT TREES AND 1 LANDMARK TREE ARE PROPOSED TO BE REMOVED AND REPLACED WITH A MIX OF CONIFER AND DECIDUOUS TREES ON SITE AS PART OF THE BUILDING'S LANDSCAPE IMPROVEMENTS.
- TREE PROTECTION MEASURES TO BE MAINTAINED 5' BEYOND DRIPLINE OF TREES TO BE RETAINED.
- REFER TO SHEET TP2 FOR THE TREE SUMMARY TABLE
- TREE PRESERVATION SUMMARY TABLE ACCOUNTS FOR TREES ON ENTIRE SITE.
- REFER TO LANDSCAPE PLANTING PLAN FOR REPLACEMENT TREES & PLANT SCHEDULE

TREE PRESERVATION SUMMARY TABLE				
TREE TYPE	Proposed Action and Description			
	REMOVAL	IMPACTED	RETAINED	TOTAL
Landmark (>30" dbh)	1	0	8	9
	11%	0%	89%	100%
Significant (6"-30")	95	10	645	750
	13%	1%	86%	100%
Totals	96	10	653	759
	13%	1%	86%	100%
Replacement Trees Req'd	98			

* THE TREE PRESERVATION SUMMARY TABLE ONLY INCLUDES VIABLE TREES.

** THE TREE PRESERVATION SUMMARY TABLE ABOVE DIFFERS FROM THE SEPA TREE SUMMARY TABLE 4.C ON PAGE 11 OF THE SEPA CHECKLIST FORM. THE CITY OF REDMOND SEPARATES IMPACTED TREES FROM RETAINED TREES AS SHOWN ABOVE, WHEREAS THE SEPA TREE SUMMARY TABLE INCLUDES IMPACTED TREES WITH THE NUMBER OF RETAINED TREES. THIS IS WHY THERE IS A DISCREPANCY IN THE TREE COUNT NUMBERS AND PERCENTAGES OF THE TWO TABLES.

*** 67 REPLACEMENT TREES BEING PROPOSED TOWARDS CITY OF REDMOND CODE RZC 21.72.080. REMAINING 31 REPLACEMENT TREES WILL BE ADDRESSED THROUGH THE FEE-IN-LIEU OF PROGRAM OR SIMILAR.

Arborist Report Prepared by:
American Forest Management
11415 NE 128th St, Suite 110
Kirkland, WA 98034
425-820-3420
Inspector: Kelly Wilkinson
June 13, 2017
Updated Report: January 3, 2018

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF REDMOND STANDARD SPECIFICATIONS AND DETAILS, 2017 EDITION.

APPROVED FOR CONSTRUCTION	PLAN CHECK ENGR:
	STORM:
	UTILITY:
FOR: DIRECTOR OF PUBLIC WORKS	FIRE:
CITY OF REDMOND	TRANS/ENGR:
	PLANNING:
DATE:	
THIS APPROVAL IS FOR THE DESIGN CONCEPT ONLY. THESE PLANS APPEAR TO BE IN CONFORMANCE WITH THE CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS AUTHORIZING CONSTRUCTION NOT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS. THE CITY RESERVES THE RIGHT TO REQUIRE REVISIONS TO THE APPROVED PLANS TO ASSURE CONFORMANCE WITH CITY OF REDMOND DESIGN STANDARDS FOR CONSTRUCTION AT ANY TIME THAT IT IS DISCOVERED THAT THE PROPOSED CONSTRUCTION DOES NOT OTHERWISE MEET THE APPLICABLE CONSTRUCTION STANDARDS. THE OWNER IS REQUIRED TO PROVIDE DESIGNS AND PLANS IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND ASSURES THAT CONSTRUCTION IS ACCOMPLISHED IN ACCORDANCE WITH THOSE STANDARDS. THE OWNER AND/OR DESIGN ENGINEER AND/OR DEVELOPER MAY BE REQUIRED TO MAKE NECESSARY APPROVED FIELD REVISIONS TO CORRECT ANY ERRORS OR OMISSIONS FOUND ON THE APPROVED PLAN.	



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EMERALD HEIGHTS
ASSISTED LIVING & INDEPENDENT LIVING BUILDINGS
10901 176TH CIRCLE NE
REDMOND, WA 98052



Project Number LLA0049.16

CUP SUBMITTAL

ISSUED: OCTOBER 5, 2018

REVISION SCHEDULE

Tree Preservation Plan

SHEET:

IL.TP1

Tree Summary Table - Courtyard - Independent Living Building, Emerald Heights

Tree Summary Table							American Forest Management, Inc				
For: Emerald Heights Building IL City of Redmond							Date: 1/3/2018 Inspector: Wilkinson				
Tree/ Tag #	Species	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Viability	Comments	Proposal
				N	S	E	W				
59	Western red cedar	6	33	14 / 8	3 / 8	11 / 8	8 / 8	fair	viable	Asymmetrical crown Forks at 2', decay at attachment, severe dieback	remove
60	bitter cherry	5, 6	43					poor	non-viable		remove
61	Douglas fir	19	66	9	16	14	9	good	viable		remove
62	Western red cedar	8	31	12 / 9	10 / 9	10 / 9	11 / 9	good	viable		remove
63	Western red cedar	7	28	6 / 8	8 / 8	8 / 8	7 / 8	good	viable		remove
64	red alder	6	29	17	8	8	7	fair	viable	Leans North	remove
65	Douglas fir	6	36	4 / 7	9 / 7	8 / 7	8 / 7	good	viable		remove
66	red alder	6	36	18 / 7	3 / 7	7 / 7	11 / 7	fair	viable	Thin crown	remove
67	red alder	12, 4, 3	34					poor	non-viable	Severe decay	remove
68	Douglas fir	6	36	7	10	9	9	good	viable		remove
69	Douglas fir	10	51	18	3	12	15	fair	viable		remove
70	big leaf maple	8	46	1 / 7	16 / 7	10 / 7	14 / 7	good	viable		remove
71	red alder	6	47	16	0	8	10	fair	viable	leans north	remove
72	Oregon ash	6	42	14	5	0	16	fair	viable		remove
73	Oregon ash	6	38	17	3	12	8	fair	viable		remove
75	Western red cedar	10	35	12	20	16	17	good	viable		remove
76	Western red cedar	6	32	5	2	6	6	fair	viable		remove
77	Western red cedar	7	30	5	2	3	14	fair	viable		remove
78	big leaf maple	12	48	8 / 8	9 / 8	19 / 8	0 / 8	fair	viable		impacted
7094	Douglas fir	16	65	18	12	17	17	good	viable		remove
7096	Douglas fir	13	67	20	8	13	7	good	viable		remove
7100	Douglas fir	14	41	19	10	16	17	good	viable		remove
7332	big leaf maple	56	108	26	20	18	29	fair	viable	Five codominant stems, large dead branches, landmark tree	remove
7333	Douglas fir	28	129	12	12	7	10	good	viable		remove
7334	Douglas fir	21	122	8	9	8	7	good	viable		remove
7335	big leaf maple	19	73	17	24	18	18	good	viable	Dead stems, largest has a DBH 6"	remove
7336	Western red cedar	16	50	16	14	14	15	fair	viable	Decay pockets, full crown	remove
7337	Western red cedar	15	44					poor	non-viable	Visible pockets of decay in lower trunk, dead top	remove
7338	Douglas fir	28		15	17	14	12	good	viable		remove
7339	big leaf maple	13	74	14 / 8	18 / 8	8 / 8	16 / 8	good	viable		remove
7340	big leaf maple	13	59	22 / 8	20 / 8	18 / 8	3 / 8	good	viable		remove
7341	Douglas fir	18	94	15	13	8	15	fair	viable	Flat bark	remove
7537	river birch	9	53					poor	non-viable	20% live crown ratio	remove
7552	big leaf maple	13	57	15	13	13	16	good	viable		remove
7553	Douglas fir	25	111	17	12	14	12	fair	viable	Large wound on south side	remove
7563	Douglas fir	13	80	16	9	12	11	good	viable		remove
7564	Douglas fir	13	64	9	12	14	16	good	viable		remove
7565	Douglas fir	18	79	13	11	13	14	good	viable		remove
7570	bitter cherry	10	53	15	3	12	12	fair	viable	Self corrected lean	remove
7571	Western red cedar	9	33	11	6	8	9	good	viable		remove
7581	London plane	7	29	15	8	13	12	good	viable		remove
7587	Western red cedar	17	55	13	3	14	8	fair	viable	Codominant stems, significant included bark, trunks twist	remove
7596	London plane	7	33	8	12	17	10	good	viable		remove
7607	London plane	8	39	12	10	8	11	good	viable		remove
7620	river birch	8	52	16	6	12	3	fair	viable	top dieback	remove
7622	Western red cedar	11	55	19	5	7	10	good	viable		remove
7623	Douglas fir	17	77	11	16	13	12	good	viable		remove
7626	red alder	10, 8	35	12	8	7	8	fair	viable	forks at base	remove
7628	red alder	8	51	2	10	6	2	fair	viable		remove
7629	river birch	8	65	12	6	5	5	fair	viable		remove
7629	river birch	9	65					poor	non-viable	top 20% is dead, in decline	remove
7630	red alder	8	70	3	6	7	7	fair	viable		remove
7633	red alder	8	55	10	15	12	9	fair	viable		remove
7634	red alder	13	52					poor	non-viable	Severe decay, 10% LCR	remove
7638	Douglas fir	10	45	14	11	15	12	good	viable		remove
7650	Douglas fir	28	98	10	10	11	9	good	viable		remove
7653	Western red cedar	13	45	9 / 9	8 / 9	10 / 9	12 / 9	good	viable		remove
11196	Western red cedar	25	65	18	15	15	12	good	viable		remove
11603	Douglas fir	13	40	20	11	15	18	good	viable		remove
11604	Western red cedar	8, 9	35					poor	non-viable	Decay, leans S	remove
11605	Western red cedar	22	85	19	17	10	14	good	viable		remove
11606	Douglas fir	22	123	10	14	10	12	good	viable		remove
11607	Western red cedar	12	39	2	16	19	8	fair	viable		remove
11608	Western red cedar	10		12	4	2	11	fair	viable	Thin crown	remove
11609	Western red cedar	10	41	2	14	6	10	fair	viable		remove
11610	Western red cedar	15	45	8	7	6	15	fair	viable		remove
11614	Western red cedar	10	53	7	8	5	12	fair	viable		remove
11615	Western red cedar	13	68	4	11	6	8	fair	viable		remove
11616	Western red cedar	14	32					poor	non-viable	In severe decline, dead top	remove
11617	Western red cedar	12	50	6	10	13	4	fair	viable	Thin crown	remove
11618	Western red cedar	18	65	12	16	15	4	good	viable		remove
11619	Douglas fir	19	108	10 / 10	14 / 10	14 / 10	16 / 10	good	viable		remove
11620	big leaf maple	9	75	9 / 7	17 / 7	15 / 7	6 / 7	fair	viable		remove
11621	Douglas fir	19		18	15	12	16	fair	viable	Self corrected lean S	remove
11621	Douglas fir	20	85	7	19	11	14	fair	viable	Self corrected lean S	remove
11653	London plane	12	36	12	16	15	7	fair	viable		remove
11698	Western red cedar	16	54	9 / 9	8 / 9	10 / 9	13 / 9	good	viable	Self corrected lean	remove
11699	Western red cedar	16	59	7 / 9	16 / 9	7 / 9	12 / 9	good	viable	Self corrected lean	remove
11700	Western red cedar	7	43	10 / 6	6 / 6	9 / 6	9 / 6	good	viable		remove
11701	Western red cedar	17	70	3 / 10	16 / 10	4 / 10	6 / 10	good	viable		remove
11702	Western red cedar	11	61	3 / 7	16 / 7	3 / 7	8 / 7	good	viable		remove
11703	Western red cedar	7	57	5 / 6	7 / 6	7 / 6	3 / 6	good	viable		remove
11704	Western red cedar	15	65	15	5	8	8	good	viable		remove

Tree Summary Table								American Forest Management, Inc			
For: Emerald Heights Building IL City of Redmond								Date: 1/3/2018 Inspector: Wilkinson			
Tree/ Tag #	Species	DBH (inches)	Height (feet)	Drip-Line / Limits of Disturbance (feet)				Condition	Viability	Comments	Proposal
				N	S	E	W				
11705	Western red cedar	22	78	13 / 10	9 / 14	12 / 14	8 / 14	good	viable		remove
11706	Western red cedar	23	71	4 / 15	19 / 15	7 / 15	8 / 15	good	viable		remove
11707	bitter cherry	7,4	60	4 / 6	9 / 6	0 / 6	7 / 6	fair	viable	Smaller stem is dead	remove
11709	bitter cherry	10	68	3 / 7	9 / 7	5 / 7	7 / 7	fair	viable		remove
11710	Douglas fir	14	76	12	9	13	11	good	viable		remove
11711	red alder	7	55	14 / 6	6 / 6	8 / 6	9 / 6	fair	viable		remove
11712	bitter cherry	12	60	4 / 7	15 / 7	11 / 7	5 / 7	fair	viable		remove
11714	bitter cherry	10	62	16 / 6	8 / 6	8 / 6	12 / 6	fair	viable		remove
11716	Douglas fir	14	66	10 / 8	15 / 8	14 / 8	12 / 8	good	viable		remove
11717	red alder	17	55					poor	non-viable	Severe decay, growing around fence	remove
11719	Douglas fir	26	120	10 / 13	13 / 13	12 / 13	8 / 13	good	viable		remove
11725	Lodgepole pine	8	28					poor	non-viable	Severe self corrected lean, 20% LCR	remove
11726	Douglas fir	9	52	13	8	12	6	good	viable		remove
11727	red alder	10	66	18	12	10	7	fair	viable		remove
11736	river birch	8	70	10	0	13	7	fair	viable	forked trunk, top dieback	remove
11737	big leaf maple	18, 8, 3	81	15 / 15	20 / 15	17 / 15	21 / 15	good	viable	Large root cut for trail, full crown, good vigor	remove
11738	Douglas fir	27	115	8 / 12	16 / 15	6 / 15	14 / 15	fair	viable	Leans N	remove
11739	Western red cedar	17	64	10	12	12	15	good	viable		remove
11741	Western red cedar	11	30	3	17	7	14	fair	viable	Keep as grouping with 11742, crooked top	remove
11742	Western red cedar	13	38	15	8	8	14	fair	viable	Forks at 15'	remove
11743	big leaf maple	26	96	13 / 15	14 / 15	13 / 15	17 / 15	good	viable	Forked trunk, full crown, good structure	remove
11746	Western red cedar	21	85	17 / 12	15 / 12	12 / 12	19 / 12	good	viable		impacted
11747	Douglas fir	32	130	12 / 15	12 / 15	8 / 15	12 / 15	good	viable		impacted
11748	Western red cedar	28	90	15 / 14	16 / 14	15 / 14	18 / 14	fair	viable	Trunk forks at 10'	impacted
11750	Douglas fir	22	100	12 / 11	8 / 11	12 / 11	11 / 11	good	viable		remove
11751	Western red cedar	7	36	7 / 6	7 / 6	10 / 6	6 / 6	good	viable		remove
11752	Western red cedar	18	70	12 / 8	8 / 10	15 / 10	13 / 10	good	viable		remove
11753	red alder	7	55	16	0	7	4	fair	viable	Leans north	remove
11754	red alder	6, 2	45	15	0	7	3	fair	viable	Leans north	remove
11771	Lodgepole pine	8	27	6 / 6	8 / 6	7 / 6	5 / 6	fair	viable	Leans N	remove
11772	Douglas fir	29	98	7 / 16	19 / 16	14 / 16	15 / 16	good	viable		remove
11776	Western red cedar	6	22	9 / 6	9 / 6	8 / 6	10 / 6	good	viable		remove
11777	Cascara	8	42	4 / 7	12 / 7	9 / 7	7 / 7	fair	viable		impacted
11781	Western red cedar	8	24	9 / 7	12 / 7	12 / 7	10 / 7	good	viable		remove
11783	Western red cedar	8	21	10 / 7	11 / 7	11 / 7	8 / 7	good	viable		remove
11832	Douglas fir	13	85					poor	non-viable	Leans north, crooked trunk	remove
11833	Western red cedar	30	110	10 / 20	24 / 15	15 / 20	8 / 20	good	viable		impacted
11834	Western red cedar	14	85	10 / 8	19 / 8	5 / 8	20 / 8	good	viable		impacted
11835	red alder	7, 7, 6	45	12 / 8	8 / 8	18 / 8	4 / 8	fair	viable	Forks at base	remove
11836	Western red cedar	18, 2	50	10 / 12	16 / 12	16 / 12	14 / 12	good	viable		impacted
11837	big leaf maple	11	70	6 / 6	8 / 6	19 / 6	5 / 6	fair	viable		impacted
11838	big leaf maple	12	65	20 / 7	0 / 7	16 / 7	6 / 7	fair	viable		impacted
11930	Douglas fir	25	115	16 / 16	8 / 16	5 / 16	9 / 16	good	viable		remove